

## TOWN OF HOLLAND PLAN COMMISSION

April 5, 2023

<b>MEMBERS PRESENT</b>	Chair Kathy Warzynski, Bryan Nindorf, Jared Noffke, Jeff Osgood, and Heidi Stein
<b>EXCUSED</b>	Anne Paape
<b>ABSENT</b>	Doug Klenke
<b>OTHERS PRESENT</b>	Michael Hoffman, Jerome, Lynette & Ethan Pedretti, Andy Marinelli, Briar Nothaus & Bob Servais (Mathy Construction), Steve Horton, Marilyn Pedretti (Town Clerk)

### CALL TO ORDER

Chair Warzynski called the meeting to order at 6:30 p.m. Notices were properly posted.

### MINUTES

Motion by Stein/Noffke to approve the minutes of March 1, 2023. **MOTION** carried.

**CITIZENS' CONCERNS:** none.

### CSM: PEDRETTI

Steve Horton o/b/o Jerome Pedretti, N6923 County Road XX, requested approval of a certified survey map (CSM) to split a 5.94 acre parcel for continued residential use. Pedretti explained the need to split the parcel in order to sell the farm house to his son but retain the other buildings for his farm. Horton reported he filed the CSM with the County Surveyor who suggested some minor edits. Discussion followed concerning whether an easement would be required and Horton will consult with the County. Motion by Stein/Nindorf to recommend approval of the certified survey map for Steve Horton o/b/o Jerome Pedretti, N6923 County Road XX, to split a 5.94 acre parcel for continued residential use. **MOTION** carried unanimously.

### REZONE: MATHY

Bob Servais, o/b/o Milestone Materials, 920 10th Avenue North, Onalaska, requested a rezone of approximately 15.5 acres of land (portions of La Crosse County Parcels 8-1100-0, 8-1094-0, 8-1101-0, and 8-1107-0) owned by Leonard Beranek, from "Industrial (with conditions)" to "Industrial (with amended conditions)". Servais introduced Andy Marinelli, Mathy Vice President, and Briar Nothaus, Mathy Plant Manager. Servais explained the need to amend the current conditions, approved in 2017 to allow for an asphalt and concrete recycling yard, to now include a temporary asphalt and concrete plant. He read from the proposed deed restriction amendment the use restrictions for the property:

1. The property may be used as a recycled concrete and asphalt stockpile, processing and transfer facility.
2. The property may be used for the placement and operation of temporary asphalt and concrete plants when permitted and operated in accordance with the rules and regulations of La Crosse County.
3. All other uses are strictly prohibited.

Servais explained they will be required to follow DNR regulations as concerns noise, smells and dust. He noted the batch plant will operate from 6:00 a.m. to 7:00 p.m. Monday through Saturday. Marinelli noted the plant is projected to increase truck traffic by 25% and that they have an agreement with the Wisconsin Department of Transportation to maintain the access roads. Discussion followed.

Motion by Osgood/Noffke to recommend the rezone for Milestone Materials, 920 10th Avenue North, Onalaska, of approximately 15.5 acres of land (portions of La Crosse County Parcels 8-1100-0, 8-1094-0, 8-1101-0, and 8-1107-0) owned by Leonard Beranek, from “Industrial (with conditions)” to “Industrial (with amended conditions)”. **MOTION** carried unanimously.

#### **CUP: MATHY**

Bob Servais, o/b/o Milestone Materials, 920 10th Avenue North, Onalaska, requested approval of a conditional use permit to place a portable asphalt plant in Milestone Material’s Kings Bluff quarry for asphalt production during the 2023 season. Warzynski referred to a statement in their application and asked how this plant would benefit the taxpayers. Marinelli explained that by allowing a temporary processing plant at this site, material would not need to be hauled from the Kings’ Bluff quarry to their permanent plant for processing and then hauled back to this quarry in order to provide material for the upcoming Highway 35 project, thereby saving time and expense. Nothaus noted the temporary plant would be in operation for approximately three months and the permit would expire at the end of 2023.

Motion by Nindorf/Osgood to recommend approval of the conditional use permit for Milestone Materials, 920 10th Avenue North, Onalaska, to place a portable asphalt plant in Milestone Material’s Kings Bluff quarry for asphalt production during the 2023 season. **MOTION** carried unanimously.

**ANNOUNCEMENTS AND FUTURE AGENDA ITEMS:** none given

#### **ADJOURNMENT**

Motion by Stein/Nindorf to adjourn. **MOTION** carried. Meeting adjourned at 6:57 p.m.

Respectfully submitted,  
Marilyn Pedretti  
Town Clerk